

169.0

0007

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

831,100 /

USE VALUE:

831,100 /

831,100

ASSESSED:

831,100 /

831,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
240		APPLETON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KAHAN TOBIAS R	
Owner 2:	
Owner 3:	

Street 1: 240 APPLETON ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: JONES GLENDON/MARY -
Owner 2: -

Street 1: 2 CHESTER AVENUE
Twn/City: BURLINGTON

StProv: MA Cntry:
Postal: 01803

NARRATIVE DESCRIPTION

This parcel contains 4,846 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2016 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4846		Sq. Ft.	Site		0	70.	1.17	7									395,765						395,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description										User Acct						
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value																112050					
101	4846.000	435,300		395,800	831,100																GIS Ref					
																				GIS Ref						
																				Insp Date						
																				06/26/18						

Total Card	0.111	435,300	395,800	831,100																Entered Lot Size
Total Parcel	0.111	435,300	395,800	831,100																Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card:	412.25	/Parcel: 412.2																	Land Unit Type:
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																				Parcel ID	169.0-0007-0010.0				
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!13076!

PRINT

Date Time

12/11/20 03:05:10

LAST REV

Date Time

08/08/18 10:46:24

apro

13076

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES GLENDON/M	41918-55		1/30/2004	Change>Sale	370,000	No	No		
JONES BERNICE	25119-523		1/12/1995			1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2010	187	Addition	242,660	C				NEW 2 STORY ADD W/
2/5/2004	62	Redo Kit	60,000	C		G6	GR FY06	REMODEL BATH/ADD 1

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	CC	Chris C
3/12/2012	Info Fm Prmt	BR	B Rossignol
6/16/2010	Info Fm Prmt	BR	B Rossignol
3/18/2009	Inspected	163	PATRIOT
12/15/2008	Measured	336	PATRIOT
4/6/2004	MLS	MM	Mary M
5/9/2000	Inspected	276	PATRIOT
12/9/1999	Measured	243	PATRIOT
7/12/1993		RV	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH								
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 1 Rating: Good	A Bath: 1 Rating: Very Good	3/4 Bath:	PDAS OF=BMT SINK.											
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	A 3QBth:	Rating:	1/2 Bath: 1 Rating: Good	A HBth:	Rating:	OthrFix:	Rating:								
Sec Wall:		%															
Roof Struct: 1 - Gable			OTHER FEATURES	Kits: 1 Rating: Good	A Kits:	Fpl: 1 Rating: Average	WSFlue:	Rating:									
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:												
Color: GRAY				Fpl: 1 Rating: Average													
View / Desir:				WSFlue:	Rating:												
GENERAL INFORMATION			CONDOS INFORMATION														
Grade: C+ - Average (+)			Location:	Total Units:	Floor:												
Year Blt: 1928	Eff Yr Blt:				% Own:												
Alt LUC:	Alt %:		Name:														
Jurisdct: G13	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION			DEPRECIATION														
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10. %	Functional:			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster			Economic:			1	6	3									
Sec Int Wall:		%	Special:														
Partition: T - Typical			Override:			Totals											
Prim Floors: 3 - Hardwood						1	6	3									
Sec Floors: 4 - Carpet	50 %	Total: 10.8 %															
Bsmnt Flr: 12 - Concrete			CALC SUMMARY	COMPARABLE SALES													
Subfloor:			Basic \$ / SQ: 125.00	Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar: 1			Size Adj.: 1.17083335														
Electric: 3 - Typical			Const Adj.: 0.97515047														
Insulation: 2 - Typical			Adj \$ / SQ: 142.717														
Int vs Ext: S			Other Features: 110500														
Heat Fuel: 1 - Oil			Grade Factor: 1.10														
Heat Type: 5 - Steam			NBHD Inf: 1.00000000														
# Heat Sys: 1			NBHD Mod:														
% Heated: 100	% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac:	NO	Adj Total: 488019														
% Com Wall:	% Sprinkled:		Depreciation: 52706	Juris. Factor: 1.00		Before Depr: 156.99											
			Deprecated Total: 435313	Special Features: 0		Val/Su Net: 139.16											
				Final Total: 435300		Val/Su SzAd: 215.92											
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS			PARCEL ID 169.0-0007-0010.0														
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:				Total Special Features:						Total:						

Hand-drawn sketch of the property showing various levels (Lvl 1, Lvl 2, Upper, Lower), rooms (RMs: 6, BRs: 3, Baths: 1, HB: 1), and exterior features like FFL, SFL, BMT, and WDK.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,008	42.820	43,158						
FFL	First Floor	1,008	142.720	143,859						
SFL	Second Floor	1,008	142.720	143,859						
WDK	Deck	80	15.600	1,248						
OPP	Open Porch	24	42.910	1,030						
Net Sketched Area: 3,128 Total: 333,154										
Size Ad	2016	Gross Are	3128	FinArea	2016					

IMAGE

Photograph of the two-story house with a dark grey exterior, white trim, and a small porch.

AssessPro Patriot Properties, Inc